



**PLANNING AND DEVELOPMENT AGENCY BUILDING & ZONING**  
CITY HALL, 62 WASHINGTON STREET RENSSELAER, NEW YORK 12144-2696 Planning (518) 465-  
1693 Building (518) 462-5489 Fax (518) 465-2031

Minutes of the Special Meeting of the City of Rensselaer Zoning Board of Appeals First Floor  
Conference Room, Rensselaer Community Center, 62 Washington Street

**April 9, 2012**

**Members Present:**

Chair – Gene Hilstro, Paula Micheli, Josh Wainman, Kenneth Richeson, and Aaron Harbeck

**Members Not Present:**

Terance Ruso and Vice Chair – Bill Bulnes

**Staff Present:**

Daniel W. Berheide – Assistant Director of Planning, Sarah Crowell – Director of Planning, Jack Spath – Counsel.

**Others Present**

Adam Mancini, Tom Mancini, Lou Lourinia, Dave Gardner and others

**Call to Order:**

The special meeting of the City of Rensselaer Zoning Board of Appeals was called to order at 6:05 PM. Roll call was taken and it was determined a quorum was present.

**Adoption of Past Meeting Minutes:**

Aaron Harbeck made a motion to adopt as submitted the minutes of the regular meetings on February 27<sup>th</sup>, 2012, seconded by Gene Hilstro, and carried by those present.

**Announcements:**

The Assistant Director announced the appointment of Josh Wainman.

**Old Business**

NONE

**New Business**

1. **Adam Mancini of US Globe Service Corp, 321 Broadway** – Action Requested: Approve an area variance for relief of 7 spaces from parking requirements in the MU-1 District.

Assistant Director of Planning introduced the applicant first by noting the zoning regulations had been

recently updated and that this in effect allowed the use (which the applicant previously required a variance) but did not affect the parking requirements. Adam Mancini described the business and the value of the property as it is in proximity to his primary market, downtown business. Gene Hilstro, Chair, opened the public hearing. Lou Lourinia, Chris Van Vorst, and Dave Gardner spoke in favor of the proposed variance. No one spoke in opposition and the public hearing was closed. Aaron Harbeck moved to grant the area variance for relief from seven (7) parking spaces from the required thirteen (13) in the district zoned MU-1 to US Globe Services so long as they continue the current business in the location at 321 Broadway. The motion was seconded by Paula Micheli and unanimously approved.

**Adjournment:**

Hearing no objections, Mr. Harbeck motioned to adjourn, Mr. Hilsto seconded, all were in favor. The meeting adjourned the meeting at 6:13PM.

**Next Meeting:**

The next regular meeting is scheduled for May 14<sup>th</sup> at 6:00 PM.

**Record of Decisions:**

An official record of decisions noting the details of motions from this meeting along with conditions & stipulations has been filed with the City Clerk and a copy maintained in Planning Department records.

Respectfully submitted,

Daniel Berheide Secretary